

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
AUGUST 18, 2016
9:00 A.M.**

Staff Present:

Mary Allman, Secretary, Special Magistrate
Peggy Burks, Clerk III
Yvette Cross-Spencer, Clerk III
Porshia Goldwire, Clerk, Special Magistrate
Mike Sanguinetti, Clerk III
Geneva Williams, Clerk III
Rhonda Hasan, Assistant City Attorney
Jose Abin, Building inspector
Wanda Acquavella, Code Compliance Officer
Frank Arrigoni, Building Inspector
Alejandro DelRio, Building Inspector
Jessika Epley, Code Compliance Officer
Deanglis Gibson, Code Compliance Officer
Ingrid Gottlieb, Senior Code Compliance Officer
Linda Holloway, Code Compliance Officer
Shelly Hullett, Code Compliance Officer
Captain Robert Kisarewich, Fire Inspector
Ron Kovacs, Code Compliance Officer
Jorge Martinez, Code Compliance Officer
George Oliva, Chief Building Inspector
Wilson Quintero, Code Compliance Officer
Lois Turowski, Code Compliance Officer
Lisa Edmondson, Prototype Inc.

Respondents and witnesses

CE15090318: Tracy Skinner, property manager
CE15081687: Calvin Sapp, owner
CE15081689: Lucille Sapp, owner's sister
CE16040961: Ronald Malec, president
CE16040739: Marion Williams, owner's daughter
CE15101267: Steven Thompson, employee, David Brophy, employee
CE16060841: Chad Tamaroff, attorney
CE15082378: Hope Calhoun, attorney
CE16071277: Eric Rutherford, business owner
CE15121383: Skye Molineux, owner
CE16040425; CE16061049: Goran Dragoslavic, owner

CE16040643: Evan Kagan, owner
CE15082329: Deepa Lakhlani, property manager
CE16051272: Hugo Mittone, owner
CE16041723: Virginia McKim, property manager
CE15110504: Eric Martinez, general contractor
CE16050731: Paul Minoff, attorney
CE14100283; CE09082528: Jarrett Williams, attorney
CE16041218: John Malec, contractor
CE15101665: Stephen Romney, business owner
CE16050237: Vincent Smith, manager
CE16021163: Robert Zook, representative; Robert Powell, representative
CE16010599: Michael Jones, owner
CE16021222: Rhonda Koussevitzky, owner
CE15111753; CE16050232 Veronica Concha, office manager
CE16030606: Gerard Williams, owner
CE16062113: Nino Barone, contractor; Francesco Talerico, owner
CE16040617: Khemwattie Mahmood, owner
CE14100854: Stephen Fredrickson, manager; Richard Polemeni, director
CE13120791: Angelica Grab, owner; Patricia Ballas, operations manager
CE13120764: Patricia Ballas, operations manager

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:07 A.M.

Case: CE15082378

Request for extension

700 NW 21 TER

FPT FORT LAUDERDALE LLC

This case was first heard on 1/21/16 to comply by 4/7/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Wilson Quintero, Code Compliance Officer, said the owner was working on the property.

Hope Calhoun, attorney, reported they had a permit and requested a 90-day extension.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

Case: CE16061049

1433 NW 3 ST
MAX LLC

Service was via posting at the property on 8/1/16 and at City Hall on 8/4/16.

Shelly Hullett, Code Compliance Officer, testified to the following violation:
9-305(b)

THE LANDSCAPING OF THIS PROPERTY, INCLUDING THE SWALE
AREA, IS NOT PROPERLY MAINTAINED AND PROTECTED. THERE ARE
AREAS OF THE YARD WHICH ARE BARE AND NEED GROUND COVER.

Complied:
9-306
9-280(b)

Officer Hullett presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Goran Dragoslavic, owner, stated he had shown Inspector Hullett photos indicating the property was in compliance. Inspector Hullett needed to reinspect to confirm this.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

Case: CE16040425
800 NW 11 AVE
800 NW 11 AVE LLC

This case was first heard on 5/19/16 to comply by 6/9/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$2,300 and the City was requesting the full fine be imposed.

Goran Dragoslavic, owner, said his assistant had been in constant contact with Inspector Hullett. He reported they cleaned the property every weekday.

Shelly Hullett, Code Compliance Officer, confirmed all violations were in compliance and administrative costs totaled \$480.

Judge Purdy imposed a fine of \$480 for the days the property was out of compliance.

Case: CE16030606

Request for extension

3316 NE 18 ST
WILLIAMS, GERARD S & JULIE C

This case was first heard on 6/16/16 to comply by 8/18/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress, despite a 63-day extension at the previous hearing.

Charles Becker, attorney, said the owner was in litigation with his insurance company regarding a loss claim. He requested another 60 days, stating they could not commence work until the litigation was settled.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

Case: CE15110504

1424 NE 16 TER
CASTELLI, JOHN

This case was first heard on 4/21/16 to comply by 6/2/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$950 and the City was requesting the full fine be imposed.

Frank Arrigoni, Building Inspector, requested the fine be reduced to \$580.

Eric Martinez, general contractor, said the owner was holding him liable for the fines and requested they be abated entirely.

Judge Purdy imposed a fine of \$580 for the days the property was out of compliance.

Case: CE16010599

3053 N ATLANTIC BLVD
NICHAE EDWARD JONES LIV TR
JONES, MICHAEL EDWARD TRUSTEE

Service was via posting at the property on 7/13/16 and at City Hall on 8/4/16.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation: 15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF
COMPLIANCE FROM THE CITY.

Officer Gottlieb presented photos of the property and the case file into evidence.

Michael Jones, owner, said he intended to demolish the house and would not rent it until the end of the year, by which time he hoped the demolition would be complete. He presented plans for the property to Judge Purdy.

Officer Gottlieb recommended ordering compliance within 14 days or a fine of \$500 per day.

Mr. Jones said he had paid for the advertisement via subscription through November, so it would not be removed. Officer Gottlieb informed Mr. Jones that the ordinance specified that the property must not be advertised for rent. Mr. Jones requested 30 days to have the advertisement removed.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$500 per day.

Case: CE16040739

448 NW 21 TER
WILLIAMS, J O & FRANCIS

Service was via posting at the property on 7/27/16 and at City Hall on 8/4/16.

Shelly Hullett, Code Compliance Officer, testified to the following violation:
9-305(b)

THE LANDSCAPING OF THIS PROPERTY, INCLUDING THE SWALE AREA IS NOT PROPERLY MAINTAINED AND PROTECTED. THERE ARE AREAS OF THE LAWN WHICH ARE BARE AND AREAS COVERED WITH GRAVEL WHICH ARE OVERGROWN WITH GRASS & WEEDS.

Officer Hullett presented photos of the property and the case file into evidence. She had spoken with the owners' daughter, who had been present earlier, and agreed to recommend ordering compliance within 14 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day.

Case: CE16021222

3100 NE 49 ST # 602
KOUSSEVITZKY, RHONDA

Service was via posting at the property on 7/29/16 and at City Hall on 8/4/16.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMITS ARE EXPIRED.
BUILDING 96060962 REMODELING KITCHEN AND BATHROOM
FOR UNIT 602 renewed and closed
BUILDING 96120404 REPLACEMENT OF WINDOWS

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Rhonda Koussevitzky, owner, said she had repaired the window to prevent vandalism and Inspector Arrigoni had discovered the old permits, which Ms. Koussevitzky said had been inspected years ago. She presented two final inspections to Judge Purdy. Inspector Arrigoni said this case was about an expired window permit. Ms. Koussevitzky said the only window that was replaced was the one broken due to vandalism. Inspector Arrigoni stated the documents Ms. Koussevitzky produced did not relate to the window cited; that permit number was 96120404. Ms. Koussevitzky reiterated that the windows had never been replaced.

Ms. Hasan reviewed the permit numbers in Ms. Koussevitzky's documents and Ms. Koussevitzky said when the kitchen and bathrooms were redone 20 years ago, they originally planned to replace the windows as well but had never actually done the work. Ms. Hasan stated if the windows were never replaced in 1996 under that permit, the old permit should be voided and then an inspector would verify that there was no work done.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16021163
3031 W COMMERCIAL BLVD
DW CL V LLC

Personal service was made on 7/18/16.

Jose Abin, Building Inspector, testified to the following violations:
9-260.(a)

ACTION TO BE TAKEN UPON REFUSAL, FAILURE OR
NEGLECT TO REMOVE OR CORRECT A VIOLATION.
PER THIS SECTION OF THE CITY ORDINANCE IF THE
OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING,
TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN
SECTION 9-259 THE CITY SHALL HAVE RECOURSE TO
ADDRESS THE VIOLATIONS IN A MANNER CONSISTENT WITH
THIS ORDINANCE AND MAY REQUIRE THE UNSAFE STRUCTURE
TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

9-280(c)

1. HANDRAILS ARE DAMAGED AND ARE STRUCTURALLY UNSOUND AND PRESENT A LIFE AND SAFETY HAZARD.
2. REPAIRS TO MITIGATE THE HAZARD HAVE NO ENGINEERING TO CERTIFY THAT GUARDS AND RAILS ARE TEMPORARILY SAFE.

Inspector Abin presented photos of the property and the case file into evidence and explained that temporary repairs had been made, but the owner had supplied no engineering report to show that the temporary repair was structurally sound. He recommended ordering the owner to submit an engineering report within 28 days showing the repairs were sound and not a danger to occupants. The owner should also submit a timeline within 28 days showing when architectural drawings and permit applications for the handrail repairs or replacements would be submitted. If the engineering report and timeline were not submitted within 28 days, the City requested an order to vacate the upper floors of the building and secure the ground floor entrance to the upper floors.

Robert Zook, representative, said they had engineering drawings and would submit permit application within a week. The hand rails were already being manufactured.

Judge Purdy found in favor of the City and ordered the respondent to submit the following within 28 days: 1. an engineering report showing the repairs were sound and not a danger to occupants; 2. a timeline showing when architectural drawings and permit applications for the handrail repairs or replacements would be submitted. If the engineering report and timeline were not submitted within 28 days, the respondent must vacate the upper floors of the building and secure the ground floor entrances to the upper floors. The respondent was also ordered to reappear at the 9/15/16 hearing.

Case: CE16041723

1303 SE 17 ST
SOUTHPORT RETAIL LLC
% PRINCIPAL REAL ESTATE

Service was via posting at the property on 8/2/16 and at City Hall on 8/4/16.

Jessica Epley, Code Compliance Officer, testified to the following violation: 18-1.

THERE IS AN EXCESSIVE ACCUMULATION OF WATER SITTING IN THE REAR OF THE BUSINESS KNOWN AS KELLY'S LANDING ON A REGULAR BASIS. THE WATER HAS BECOME GREEN IN COLOR RESULTING FROM THE DEVELOPMENT OF ALGAE. THE PROPERTY IN THIS CONDITION CREATES A PUBLIC NUISANCE IN THAT IT ADVERSELY AFFECTS AND IMPAIRS THE WELFARE OF THE PUBLIC AND MAY BECOME INFESTED.

Officer Epley presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Virginia McKim, property manager, said they had already pressured washed the area and would bury the air conditioning condensate lines underground. She requested 45-60 days to pull a permit and have the work done. Ms. Hasan wanted compliance ordered within 10 days due to Zika Virus fears.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Case: CE13120746

6727 NW 16 TER
VALLARIO, GEORGE H

This case was first heard on 3/19/15 to comply by 4/30/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$33,200 and the City was requesting the full fine be imposed.

George Oliva, Chief Building Inspector, requested vacation of the final order and abating the fine because it was a duplicate of another case: CE13120791.

Judge Purdy vacated the order dated 3/19/15 and vacated the fine.

Case: CE13120791

6721 NW 16 TER
FLAVIU PROPERTIES LLC

This case was first heard on 3/19/15 to comply by 4/30/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$33,200 and the City was requesting the full fine be imposed.

George Oliva, Chief Building Inspector, confirmed the property was in compliance and recommended reducing the fine to \$15,600.

Patricia Ballas, operations manager, said they had already paid a fine for one of the units. Inspector Oliva explained that this was a large property with multiple folio numbers.

Judge Purdy imposed a fine of \$15,600 for the days the property was out of compliance.

Case: CE15090318

10 S NEW RIVER DR E

AZORRA PROPERTIES LLC

This case was first heard on 11/19/15 to comply by 1/21/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$8,300 fine, which would continue to accrue until the property was in compliance.

Frank Arrigoni, Building Inspector, recommended imposition of the fines.

Tracy Skinner, property manager, said she had closed out three of the six old permits and noted it was very time consuming. She requested additional time.

Judge Purdy granted a 63-day extension and ordered the respondent to reappear at the 10/20/16 hearing.

Case: CE16050232

3204 DAVIE BLVD
SARRIA HOLDINGS II INC.

Service was via posting at the property on 7/28/16 and at City Hall on 8/4/16.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation:
9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR.

Officer Gottlieb presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day.

Veronica Concha, office manager, requested 60 days to repair or replace the fence.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

Case: CE15111753

3204 DAVIE BLVD
SARRIA HOLDINGS II INC.

Service was via posting at the property on 7/28/16 and at City Hall on 8/4/16.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation:
47-20.20.H.

THE PARKING LOT IS IN DISREPAIR.

Officer Gottlieb presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Veronica Concha, office manager, said they had applied for a permit and hired an arborist.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

Case: CE16051272

1249 SEABREEZE BLVD
MITTONE, HUGO F & MITTONE, PATRICIA N

Service was via posting at the property on 7/16/16 and at City Hall on 8/4/16.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation: 15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF
COMPLIANCE FROM THE CITY.

Officer Gottlieb presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$250 per day.

Hugo Mittone, owner, confirmed he was working on the application. He requested more than 35 days.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day.

Case: CE15081689

150 FLORIDA AVE
KEYS, GARY D

This case was first heard on 5/19/16 to comply by 6/23/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,500 fine, which would continue to accrue until the property was in compliance.

Deanglis Gibson, Code Compliance Officer, reported the violation remained.

Lucille Sapp, the owner's sister, said she and her brother were fighting foreclosure. She requested time to comply the violations.

Judge Purdy imposed the \$5,500 fine, which would continue to accrue until the violations were corrected.

Case: CE15081687

131 FLORIDA AVE
SAPP, CALVIN & LUCILLE K

This case was first heard on 5/19/16 to comply by 6/23/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,450 and the City was requesting the full fine be imposed.

Deanglis Gibson, Code Compliance Officer, confirmed the violations were complied on 8/9/16 and recommended imposing administrative costs of \$626.

Calvin Sapp, owner, thanked Judge Purdy.

Judge Purdy imposed a fine of \$626 for the days the property was out of compliance.

Case: CE16050731

1512 SW 25 ST
WELLS FARGO BANK NA TRUSTEE
% JP MORGAN CHASE BANK NA

Service was via posting at the property on 8/2/16 and at City Hall on 8/4/16.

Jessica Epley, Code Compliance Officer, testified to the following violation:
9-280(d)

THE ROOFING OF THE PATIO ENCLOSURE IS IN SEVERE DISREPAIR
WITH ROTTEN AND/OR BROKEN PARTS.

Officer Epley presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day.

Paul Minoff, attorney, said there had been a problem with the notice and they had been unaware of the violation. He requested 60 days to address this violation.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day.

Case: CE16060841

600 SW 24 AVE
RIOPROP HOLDINGS LLC
%PROPEL FINANCIAL SERVICES LLC

Service was via posting at the property on 7/29/16 and at City Hall on 8/4/16.

Linda Holloway, Code Compliance Officer, testified to the following violations:
9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED

AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO WINDOWS THAT ARE DAMAGED, IN DISREPAIR OR BOARDED AND A WINDOW WITH BROKEN GLASS. THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER TIGHT. WATER LEAKS HAVE CAUSED THE FASCIA, AND SOFFIT TO HAVE DAMAGED AND ROTTED WOOD. THE GARAGE DOOR IN DISREPAIR. THE PANEL IS OFF THE TRACK AND IS NOT STRUCTURALLY SOUND, WEATHER AND WATER TIGHT AND RODENT PROOF.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE HOLES AND CRACKS ON THE EXTERIOR WALLS. THE PAINT HAS BECOME DISCOLORED, STAINED/DIRTY AND HAS AREAS OF MISSING/CHIPPING PAINT. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS HAVE ARE DIRTY/STAINED, HAVE ROTTED WOOD, HAVE AREAS OF MISSING/CHIPPING PAINT AND LOOSE MATERIALS AND NEED TO BE PATCHED AND OR RESURFACING, MATCHING EXISTING COLOR.

9-280(g)

THE ELECTRIC WIRES AND ACCESSORIES ARE NOT BEING MAINTAINED. THERE IS EXPOSED WIRING AND A MISSING ELECTRICAL PANEL COVER.

9-305(b)

THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT, HEALTHY APPEARANCE. THERE ARE TREES THAT REQUIRE TRIMMING. THERE ARE AREAS OF BARE/MISSING GROUND COVER ON THE LAWN.

9-304(b)

THE DRIVEWAY IS NOT BEING MAINTAINED. THE BLACK TOP IS FADED, HAS CRACKS AND GRASS GROWING THROUGH.

9-280(d)

THE CONCRETE WALKWAY IN THE REAR IS IN DISREPAIR. THERE IS A HOLE THAT IS A TRIPPING HAZARD.

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 105 days or a fine of \$50 per day, per violation.

Chad Tamaroff, attorney, said he believed some of the violations were already in compliance. He stated the City had a mortgage on the property and they had been trying unsuccessfully to quit claim deed the property back to the City. The owner was now considering donating the property to Habitat for Humanity.

Judge Purdy found in favor of the City and ordered compliance within 105 days or a fine of \$50 per day, per violation.

Case: CE16040617

5950 NE 22 WY
MAHMOOD, KHEMWATTIE

Service was via posting at the property on 7/15/16 and at City Hall on 8/4/16.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMITS ARE EXPIRED

1. 08110860 ELECTRICAL (MISCELLANEOUS)
2. 09011129 BUILDING (WINDOW REPLACEMENT)
3. 09020046 BUILDING (SHUTTERS)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Judge Purdy found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Case: CE15101267

501 SE 17 ST
HS 17 STREET LLC

This case was first heard on 1/21/16 to comply by 3/24/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,500 and the City was requesting the full fine be imposed.

Jessika Epley, Code Compliance Officer, said the violations were complied on 6/22/16 and recommended imposition of the full fine.

Steven Thompson, employee, requested the fines be waived.

David Brophy, employee, presented current photos of the property to Judge Purdy and said compliance had been time consuming. Mr. Thompson added that compliance had also cost a considerable amount of money.

Judge Purdy imposed a fine of \$1,500 for the days the property was out of compliance.

Case: CE16040961

301 NW 8 ST
KEYSTONE HALLS INC.

This case was first heard on 5/19/16 to comply by 6/23/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$2,100 and the City was requesting the full fine be imposed.

Captain Robert Kisarewich, Fire Inspector, recommended reducing the fines to \$500.

Ronald Malec, president, said the delay was caused by not being able to find the original contractor and the contractor they did hire had been delayed performing the work.

Judge Purdy imposed a fine of \$500 for the days the property was out of compliance.

Case: CE15121383

795 E SUNRISE BLVD
795 EAST SUNRISE LLC

This case was first heard on 4/7/16 to comply by 6/9/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,900 fine, which would continue to accrue until the property was in compliance.

Skye Molineux, owner, said he was trying to purchase an adjacent lot for off-site parking so he could use the parking area legally for outside displays. He had hired Heath and Associates to resolve the parking issue.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

Case: CE09082528

1611 NE 15 AVE
CHILDS, CHRISTOPHER W

This case was first heard on 5/19/11 to comply by 6/16/11. Violations were as noted in the agenda. This was a request to vacate the order dated 7/21/166 and re-impose a fine of \$250.

Jarrett Williams, attorney, did not object to vacating the order.

Judge Purdy vacated the order dated 7/21/166 and re-imposed a fine of \$250.

Case: CE14100283

1611 NE 15 AVE
CHILDS, CHRISTOPHER W

This case was first heard on 4/2/15 to comply by 6/21/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$18,050 and the City was requesting the full fine be imposed.

George Oliva, Chief Building Inspector, recommended reducing the fines to \$9,025.

Jarrett Williams, attorney, said the owner had hired a contractor but the contractor had "dragged his feet." He requested an additional reduction. Inspector Oliva recommended reducing the fines to \$5,000.

Judge Purdy imposed a fine of \$5,000 for the days the property was out of compliance.

Case: CE16062113

4040 GALT OCEAN DR # 1105
TALERICO, FRANK

Service was via posting at the property on 7/21/16 and at City Hall on 8/4/16.

Jose Abin, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

BUILDING PERMIT #06101234 (both units 1104 and 1105 have been combine)

ELECTRICAL PERMIT #06101235 (#1105 ELECTRIC FOR INTERIOR REMODEL BP 06101234)

BUILDING PERMIT #07041372 (both units 1104 and 1105 have been combined)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Abin recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Nino Barone, contractor, agreed to comply but said he needed to speak to Inspector Abin regarding how the citation was written.

Judge Purdy found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Case: CE14100854

6401 N FEDERAL HWY

NORTH BROWARD HOSPITAL DISTRICT

This case was first heard on 11/19/15 to comply by 12/21/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,500 and the City was requesting the full fine be imposed.

Frank Arrigoni, Building Inspector, recommended reducing the fines to \$5,500.

Stephen Fredrickson, manager, said they had worked very hard to get the permits and all of them had been resolved.

Richard Polemeni, director, requested the fines be reduced to administrative costs.

Judge Purdy imposed a fine of \$2,500 for the days the property was out of compliance.

Case: CE15082329

1242 NW 3 AVE

AEGIS PROPERTIES OF SOUTH FLORIDA LLC TRUSTEE

This case was first heard on 10/15/15 to comply by 10/29/15. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$37,950 fine, which would continue to accrue until the property was in compliance.

Ingrid Gottlieb, Senior Code Compliance Officer, said she had met with the new owner to discuss what must be done to comply.

Deepa Lakhlani, property manager, stated the property had been in foreclosure when fines began. She said the previous employee who had been responsible for handling this had been fired and left no information about the violations. Since she contacted Inspector Gottlieb, they had made drastic improvements. She said the swale area needed to be re-graveled, which required permits and she requested additional time. Inspector Gottlieb said they had discussed a 42-day extension and Ms. Lakhlani requested 60 days.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

Case: CE15101665

2120 E OAKLAND PARK BLVD
2120 EAST OAKLAND LLC

This case was first heard on 5/19/16 to comply by 6/16/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property was in compliance.

Ingrid Gottlieb, Senior Code Compliance Officer, said the tenant was in the process of pulling a permit.

Stephen Romney, business owner, said there were permits from 1998 for the signs. He stated he had pulled the paperwork pursuant to this. Mr. Romney said he had removed one of the names on the signs when Officer Gottlieb requested it. He said he had applied for the permit the previous month. Officer Gottlieb felt the permit should be issued within 28 days.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

Case: CE16050237

2710 NE 14 ST
CROC LANDING LLC

This case was first heard on 6/2/16 to comply by 6/30/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$9,400 and the City was requesting the full fine be imposed.

Captain Robert Kisarewich, Fire Inspector, recommended reducing the fines to \$500.

Vincent Smith, manager, requested reduction of the fines to administrative costs.

Judge Purdy imposed a fine of \$500 for the days the property was out of compliance.

Case: CE16040643

1200 SW 15 AVE
RARESK HOLDINGS LLC

Service was via posting at the property on 7/27/16 and at City Hall on 8/4/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
BUILDING PERMIT #15080250 (INSTALL 263 LF OF
HORIZONTAL STOCKADE WOOD FENCE)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16041218

2100 S OCEAN LA # 1204
HOLTZHEUSER, CHRISTOPHER

Service was via posting at the property on 7/15/16 and at City Hall on 8/4/16.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

- THE FOLLOWING PERMITS ARE EXPIRED
1. 08110860 ELECTRICAL (MISCELLANEOUS)
 2. 09011129 BUILDING (WINDOW REPLACEMENT)
 3. 09020046 BUILDING (SHUTTERS)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR
COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL
FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING
AND INSPECTION PROCESS.

Inspector DelRio recommended ordering compliance within 42 days or a fine of \$50 per day.

John Malec, contractor, stated he had renewed the permit and when he called for inspection, the permit had expired again. He agreed to pull a new permit the following week.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16040307

2096 SW 27 TER
ELVERA C DAVIES TR

Service was via posting at the property on 7/31/16 and at City Hall on 8/4/16.

Jorge Martinez, Code Compliance Officer, testified to the following violations:
9-280(b)

ROTTING FASCIA, SOFFIT AND SHUTTERS,

9-308(b)

DIRTY ROOF

Officer Martinez presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE16071877

400 SW 1 AVE

TRG NEW RIVER II LTD

Service was via posting at the property on 7/29/16 and at City Hall on 8/4/16.

Captain Robert Kisarewich, Fire Inspector, testified to the following violations:
F-111.1.3

THE SMOKE CONTROL SYSTEM HAS NOT BEEN CERTIFIED ANNUALLY
BY A BROWARD COUNTY LICENSED TEST AND BALANCE COMPANY.

69A-46.041

THE FIRE SPRINKLER SYSTEM IS NOT TAGGED IN
ACCORDANCE WITH THE CODE.

Complied

NFPA 1:1.7.6.2 MR sign

NFPA 82:5.2.3.1

Captain Kisarewich recommended ordering compliance within 91 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day, per violation.

Case: CE16071914

801 SW 29 ST

BARWICK, MICHAEL

Service was via posting at the property on 7/29/16 and at City Hall on 8/4/16.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation:
NFPA 1:13.6.9.3.1.1.1 out

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12 MONTHS.

Captain Kisarewich recommended ordering compliance within 28 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

Case: CE16061050

1800 SE 24 AVE
FISSETTE, GARY A EST

Service was via posting at the property on 8/2/16 and at City Hall on 8/4/16.

Jessica Epley, Code Compliance Officer, testified to the following violation: 18-11(b)

THE SWIMMING POOL, MULTIPLE SPAS, AND WATER FOUNTAIN STRUCTURES AT THIS VACANT PROPERTY HAVE BECOME FILLED WITH STAGNANT DIRTY WATER AND WILL BE A BREEDING GROUND FOR MOSQUITOES. THE PROPERTY IN THIS CONDITION HAS BECOME A PUBLIC NUISANCE.

Officer Epley presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

Case: CE16040736

520 NW 21 TER
MAJOR, WENDELL

Service was via posting at the property on 7/20/16 and at City Hall on 8/4/16.

Shelly Hullett, Code Compliance Officer, testified to the following violation: 47-19.5.E.7.

THE CHAIN LINK FENCE ON THIS VACANT LOT IS IN DISREPAIR.

Officer Hullett presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: CE16060390

3733 SW 12 CT

3733 LAND TR LANCASTE INVESTMENTS LLC TRUSTEE

Service was via posting at the property on 7/18/16 and at City Hall on 8/4/16.

Jose Abin, Building Inspector, testified to the following violations:
18-1.

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE SANITARY FACILITIES AND NO RUNNING WATER AND THERE ARE SQUATTERS THAT ENTER PREMISES RELIEVE THEMSELVES WITHIN THE STRUCTURE. THE STRUCTURE WAS OPEN AND UNSECURED AT TIME OF SITE INSPECTION. THE OWNERS HAVE BEEN UNABLE OR UNWILLING TO MAINTAIN THE STRUCTURE SECURED AND IT HAS BEEN REPEAT OFFENDER.

18-7

ABANDONED AND BOARDED STRUCTURE DOES NOT MEET THE CITY'S MINIMUM HOUSING STANDARDS AND HAS BEEN BOARDED AND ABANDONED BEYOND THE ALLOWABLE TIME PER CITY ORDINANCE UNDER CHAPTER 18. (A) VACANT AND UNOCCUPIED BUILDING, OR PORTION THEREOF, WHOSE DOORS, WINDOWS, OR OTHER OPENINGS ARE BROKEN, MISSING OR UNSECURED, SO AS TO ALLOW ACCESS TO THE INTERIOR:
THIS VACANT PROPERTY IS NOT ADEQUATELY SECURED TO ENSURE PUBLIC HEALTH AND SAFETY. THERE ARE MISSING WALL A/C UNITS THAT PRESENT LARGE OPENINGS ON THIS BUILDING. DOORS ARE BEING LEFT AJAR THUS ALLOWING OPEN ACCESS TO PROPERTY.

9-259

THE STRUCTURE IS IN ITS PRESENT CONDITION IS UNSAFE, UNSANITARY AND DANGEROUS TO THE COMMUNITY; IT DOES NOT MEET THE MINIMUM HOUSING REQUIREMENTS OF THE CITY ORDINANCE.

9-260.(a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNERS REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

9-1.(d)

VIOLATIONS OF THE FLORIDA BUILDING CODE ARE APPLICABLE UNDER THIS SECTION OF CITY OF FORT LAUDERDALE ORDINANCE. SPECIFICALLY UNDER FBC(2014) SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering the owner to apply for permits to demolish or repair the structure within 28 days or the City would demolish the structure at the owner's expense.

Judge Purdy found in favor of the City and ordered the owner to apply for permits to demolish or repair the structure within 28 days or the City would demolish the structure at the owner's expense.

Case: CE16011337

225 SW 12 AVE
DEXMAX HOLDINGS LLC

Service was via posting at the property on 7/18/16 and at City Hall on 8/4/16.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMITS ARE EXPIRED
1. 08110860 ELECTRICAL (MISCELLANEOUS)
2. 09011129 BUILDING (WINDOW REPLACEMENT)
3. 09020046 BUILDING (SHUTTERS)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Judge Purdy found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Case: CE16030605

105 N FEDERAL HWY
HAPPY LAND FL LLC

Service was via posting at the property on 7/15/16 and at City Hall on 8/4/16.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMITS ARE EXPIRED

1. 08110860 ELECTRICAL (MISCELLANEOUS)
2. 09011129 BUILDING (WINDOW REPLACEMENT)
3. 09020046 BUILDING (SHUTTERS)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Judge Purdy found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Case: CE16040614

911 SW 29 AVE
JEMEISON, DAVID A H/E JEMEISON, DAIS

Service was via posting at the property on 7/18/16 and at City Hall on 8/4/16.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMITS ARE EXPIRED

1. 08110860 ELECTRICAL (MISCELLANEOUS)
2. 09011129 BUILDING (WINDOW REPLACEMENT)
3. 09020046 BUILDING (SHUTTERS)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Judge Purdy found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Case: CE14111357

805 SE 7 ST

BROWN, CARRIE CLORE REINHARDT, BRANDON S

Service was via posting at the property on 7/27/16 and at City Hall on 8/4/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2010) 105.11.2.1

THE FOLLOWING PERMIT WAS LEFT TO EXPIRE:

BUILDING PERMIT# 12041264

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16032432

350 SE 2 ST # GPH-90

GLUCK, RICHARD & ANDERSON, CAROLYN R

Service was via posting at the property on 7/27/16 and at City Hall on 8/4/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

MECHANICAL PERMIT #15072538 (AC CHANGE OUT)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16040630

5100 DUPONT BLVD # 7G
COLAS, JEAN RAYMOND

Service was via posting at the property on 7/29/16 and at City Hall on 8/4/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
ELECTRICAL PERMIT #15090747 (PANEL CHANGE 100 AMPS)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND, OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16041599

2454 ANDROS LN
HENKIN, LAUREN HENKIN, MARK

Service was via posting at the property on 7/27/16 and at City Hall on 8/4/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
BUILDING PERMIT #15060702 (HIGHWOOD FENCE 157 FT 6
FT W/ 3 GATES)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16041608

1 N FTL BEACH BLVD
CWI-GG RCFL PROPERTY OWNER LLC %RYA

Service was via posting at the property on 7/27/16 and at City Hall on 8/4/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110 AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:
BUILDING PERMIT #14031020 (RELOCATION OF MACHINE ROOM FOR BEACH ELEVATOR)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16041910

551 N FEDERAL HWY
T-C THE MANOR AT FLAGLER VILLAGE LL

Service was via posting at the property on 7/27/16 and at City Hall on 8/4/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
BUILDING PERMIT #15061874 (1 HANGING SIGN, 1 WALL SIGN, 1 BLADE SIGN- ALL)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16050053

2900 NE 30 ST # D-1

LAUDERDALE TOWER CONDO ASSN INC.

Service was via posting at the property on 7/29/16 and at City Hall on 8/4/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
MECHANICAL PERMIT #03021522 (APT 1D REPL 1.5 TON A/C UNIT)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16050055

2900 NE 30 ST # M-3

DOTT, LUCAS & DOTT, RACHEL A

Service was via posting at the property on 7/29/16 and at City Hall on 8/4/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
MECHANICAL PERMIT #02111515 (APT 3M REPL 1.5 TON A/C)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16050388

813 SE 6 ST
IVINS, ANNE E H/E IVINS, PHILLIP

Service was via posting at the property on 7/27/16 and at City Hall on 8/4/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
BUILDING PERMIT #15021883 (INSTALL 1100 SQ. FT ON &
OFF-SITE PAVER DRIVEWAY)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16050397

800 SW 10 ST
SCHILBRACK, DANA R

Service was via posting at the property on 7/27/16 and at City Hall on 8/4/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
PLUMBING PERMIT #15090837 (SEPTIC ABANDON FOR
SEWER CONN)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16051276

2618 BARBARA DR
HARBOUR BEACH HOUSE LLC

Service was via posting at the property on 7/20/16 and at City Hall on 8/4/16.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation:
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF
COMPLIANCE FROM THE CITY.

Officer Gottlieb presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day.

Case: CE16051281

2878 NE 26 ST
MUNDY, THOMAS G

Service was via posting at the property on 7/30/16 and at City Hall on 8/4/16.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation:
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF
COMPLIANCE FROM THE CITY.

Officer Gottlieb presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day.

Case: CE16051289

Stipulated agreement

2501 NE 33 AVE
CORREIA, HORACIO CORREIA, LIBORIO

Violation:

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF
COMPLIANCE FROM THE CITY.

The City had a stipulated agreement with the owner to comply within 42 days or a fine of \$250 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE16051465

Stipulated agreement

432 NE 12 AVE
LOWY, CRAIG A

Violation:

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF
COMPLIANCE FROM THE CITY.

The City had a stipulated agreement with the owner to comply within 42 days or a fine of \$250 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE16010884

2430 BIMINI LN
DABBS, STUART

Service was via posting at the property on 8/2/16 and at City Hall on 8/4/16.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violations:
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF
COMPLIANCE FROM THE CITY.

Officer Gottlieb presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day.

Case: CE16050595

Stipulated agreement

3320 NE 15 CT
ECKSTEIN, CAMILLA & CRAIG
ECKSTEIN, ANASTASIA & RICHARD

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF
COMPLIANCE FROM THE CITY.

The City had a stipulated agreement with the owner to comply within 35 days or a fine of \$250 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 35 days or a fine of \$250 per day.

Case: CE16010575

Stipulated agreement

2904 N OCEAN BLVD
LAMBERT, OLIVIER & NADEAU, NATHALIE

Violations:

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF
COMPLIANCE FROM THE CITY.

The City had a stipulated agreement with the owner to comply within 35 days or a fine of \$250 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 35 days or a fine of \$250 per day.

Case: CE16012030

Stipulated agreement

1529 BAYVIEW DR
AVIONAM, ELY & FAY

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF
COMPLIANCE FROM THE CITY.

The City had a stipulated agreement with the owner to comply within 42 days or a fine of \$250 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE16060486

2630 SW 5 ST
UCLER, NILUFER FELICIANO GONZALEZ, J

Service was via posting at the property on 7/27/16 and at City Hall on 8/4/16.

Wilson Quintero, Code Compliance Officer, testified to the following violation:
28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

Officer Quintero had spoken with the owner and agreed to recommend ordering compliance within 42 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

Case: CE16060372

Stipulated agreement

3910 SW 12 CT
JOHNSON, SAMUEL L JR

Violation:

28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

The City had a stipulated agreement with the owner to comply within 42 days or a fine of \$100 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 42 days or a fine of \$100 per day.

Case: CE16011251

1551 DAVIE BLVD
AMERICAN ONE INC.

This case was first heard on 4/7/16 to comply by 5/26/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$24,900 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$24,900 fine, which would continue to accrue until the violations were corrected.

Case: CE14121471

3430 GALT OCEAN DR # 501
URQUHART, WILLIAM S

This case was first heard on 4/21/16 to comply by 6/2/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$2,300 and the City was requesting the full fine be imposed.

Judge Purdy Imposed the \$2,300 fine.

Case: CE15060844

803 NW 7 TER
SUNRISE GATE LLC

This case was first heard on 5/19/16 to comply by 6/2/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$56,600 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$56,600 fine, which would continue to accrue until the violations were corrected.

Case: CE15110021

1431 SW 27 CT
STEUERWALD, EDGAR K

This case was first heard on 4/7/16 to comply by 4/28/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$500 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Case: CE14110456

172 SW 35 TER
AIKMAN, MICHAEL D & RITA S

This case was first heard on 2/4/16 to comply by 6/9/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,800 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$1,800 fine, which would continue to accrue until the violations were corrected.

Case: CE15072321

1815 NW 9 ST
TURNER, ELDRIDGE CURRY, MARY T EST

This case was first heard on 2/4/16 to comply by 2/14/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$9,250 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$9,250 fine, which would continue to accrue until the violations were corrected.

Case: CE15100214

1428 SW 33 ST
DAVID S JACKSON REV TR JACKSON, DAVID

This case was first heard on 5/19/16 to comply by 6/16/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$3,100 fine, which would continue to accrue until the violations were corrected.

Case: CE16040751

1029 SW 22 ST
COURTNEY, WILLIAM MASON

This case was first heard on 6/16/16 to comply by 6/30/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,800 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$4,800 fine, which would continue to accrue until the violations were corrected.

Case: CE14100621

2512 SW 34 AVE
NUGENT, MICHAEL JAMES

This was a request to vacate the order dated 10/1/15.

Judge Purdy vacated the order dated 10/1/15.

Case: CE15100174

1201 W LAS OLAS BLVD
MANN, KATHERINE J & ERDMAN, GUY R

This case was first heard on 3/3/16 to comply by 4/14/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,250 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$6,250 fine, which would continue to accrue until the violations were corrected.

Case: CE15100356

1151 N FTL BEACH BLVD
PARK TOWER ASSOCIATION INC.

This case was first heard on 3/3/16 to comply by 4/14/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,250 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$6,250 fine, which would continue to accrue until the violations were corrected.

Case: CE15101221

333 SUNSET DR
FOUR SEASONS CONDO ASSN INC.

This case was first heard on 3/3/16 to comply by 4/14/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$700 and the City was requesting the full fine be imposed.

Frank Arrigoni, Building Inspector, recommended reducing the fines to \$580.

Judge Purdy imposed a fine of \$580 for the days the property was out of compliance.

Case: CE15102202

705 SE 7 ST
LASALA, BARBARA

This case was first heard on 3/17/16 to comply by 4/28/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,550 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$5,550 fine, which would continue to accrue until the violations were corrected.

Case: CE15110114

3305 NE 16 CT
CRAVEN-LAZARUS VICTORIA L VICSTIR R

This case was first heard on 3/3/16 to comply by 4/14/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$6,250 and the City was requesting the full fine be imposed.

Frank Arrigoni, Building Inspector, recommended reducing the fine to \$620.

Judge Purdy imposed a fine of \$620 for the days the property was out of compliance.

Cases Complied

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE15091449 CE16051583 CE16071886 CE16071727

CE16071854	CE16071861	CE16071805	CE16071928
CE15071136	CE16071926	CE16041925	CE16030343
CE16011736	CE16051471	CE16031676	CE16040620
CE16061954	CE16071925	CE16071927	CE16061471
CE16071929			

Cases Rescheduled

The below listed cases were rescheduled. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE16071277	CE15110554	CE16070176	CE16041716
CE16030988	CE16050938	CE16020179	

Cases Closed

The below listed cases were closed. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Withdrawn

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE16041602	CE16010540	CE16030172	CE16041912
CE15100392	CE16040074	CE16041313	CE16050173
CE16041395			

Cases With No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None


Respondent Non-Appearance

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE16050204	CE16042030
------------	------------

There being no further business, the hearing was adjourned at 11:24 A.M.


SPECIAL MAGISTRATE

ATTEST,


CLERK, SPECIAL MAGISTRATE

Minutes prepared by: J. Opperlee, Prototype Inc.